



Quarterly Staff Report

April 2015

Activities:

During this past quarter the efforts of Pre-D were focused on the DVSI Deferred Maintenance Project. Reports on the seventeen shelters were completed and repair items were identified. The total estimated cost of making all of the identified repairs would be \$5.8 million (see attached estimate). As there is currently only \$4.04 m available, the repairs were prioritized for each facility and the highest priority items were identified for funding. If additional funds are acquired more work will be completed at each facility. The Steering Committee reviewed and approved the prioritized lists, the budget, and the schedule for completing the work. All work is expected to be completed by the summer of 2017.

The Alaska Community Foundation and the Pre-Development Program are currently negotiating a Memorandum of Understanding for Pre-D's assistance in managing the Deferred Maintenance project. Steve Mahonney, attorney for both the Foundation and The Foraker Group is assisting with the MOA.

The Lunch and Learn presentation to Legislative staff scheduled for February was cancelled. It was decided that this was the wrong year to be talking legislators and their staff about state funding for capital projects. No funding for the Pre-Development Program was requested from the legislature this year.

Given the decline in government funding for capital projects there is some question about the continued need for the Pre-Development Program. The Oversight Committee discussed this issue at its April meeting and decided that for at least the coming year there is enough work to keep the Program busy at its current level. During the coming year there will be a facilitated discussion about options for the future of the Program.

Workload:

Despite the intensive effort devoted to the DVSI Deferred Maintenance project the number of projects undertaken by the Pre-D staff and consultants this past quarter dropped only slightly. We are currently working on 25 regular projects and five special projects.

Four projects were completed this quarter. Assistance was provided to the Alaska Airmen's association in planning for the replacement of their club house, though they chose not to accept our recommendation for the best option. Construction was completed on a small renovation of Bean's Cafe. Planning was completed for community center in Emmonak; we advised them to complete the Public Safety Building replacement project before taking on the community center. Planning was also completed for a small replacement community center for the Village of Tazlina.

New projects accepted into the program include student housing for the Covenant Youth of Alaska and a non profit center in Homer. Pre-D has been approached by several social service organizations in Homer about the need for new space and is investigating the feasibility of a shared facility.

Finances:

The budget report contains income and expenses through the month of March. The report has been adjusted to include the income and expenses associated with the grant from the State of Alaska for the library and Domestic Violence Shelter Initiative Deferred Maintenance project.

Both revenues and expenses stand at 90% of the budget for this point in the year. Rent and telephone expenses are over budget but the core program costs are under budget overall.

As of February the State grant funds totalling \$250,000 have been fully expended. Requests for payment of the remaining funds have been submitted.

We are now utilizing Pre-D funds to cover the \$340,000 that was approved for the DVSI project. We expect these funds to be fully expended by the end of the fiscal year.

Payment applications will be submitted to AMHTA and the Denali Commission along with the quarterly reports due at the end of April.

PRE-DEVELOPMENT PROGRAM WORKLOAD DATA

4/15/15

ACTIVE PROJECTS

Status

Organization	Location	Project	Capacity	Program	Plans	Funding
Alaska Center for the Blind	Anchorage	Facility Improvements				
Catholic Social Services	Anchorage	Replacement CSS Center				
CCS Early Learning	Eagle River	Early Childhood Center				
Central Peninsula Hospital	Soldotna	Transitional Housing				
Christian Health Associates	Anchorage	Replacement Clinic				
Covenat Youth of Alaska	Anchorage	Student Housing				
Congregation Beth Shalom	Anchorage	Senior Housing				
Food Bank of Alaska	Valley	Warehouse				
Heartreach	Wasilla	New Office Building				
Homer Non Profit Center	Homer	New Office Building				
Mat-Su Borough	Willow	Library Expansion				
Musk Ox Farm	Palmer	Barn Remodel				
Native Village of Unalakleet	Unalakleet	Sr. Assisted Living				
Nine Star	Anchorage	Consolidate Facilities				
Northern Susitna Institute	Talkeetna	New Facility				
Perseverance Theatre	Juneau	Renovation				
Skagway Municipality	Skagway	Senior Housing				
Sitkans Against Family Violence	Sitka	Shelter Expansion				
Tok Library Association	Tok	Library Expansion				
Valley Performing Arts	Wasilla	Theatre Expansion				

SPECIAL PROJECTS

Organization	Location	Project	Service
Denali Commission	Statewide	Energy Audits	Study
Denali Commission	Statewide	NVE Interpretive Site	Planning, Design,
Rasmuson Foundation	Statewide	Domestic Violence Initiative	Planning
Denali Commision/Rasmuson	Fairbanks	Energy Audits	Processing
Alaska Mental Health Trust	Anchorage	Clithroe Replacement	Planning

RECENTLY COMPLETED PROJECTS

Organization	Location	Project
Alaska Airmen's Association	Anchorage	New Club House
Bean's Café	Anchorage	Remodel
City of Emmonak	Emmonak	Community Center
Village of Tazlina	Tazlina	Community Center

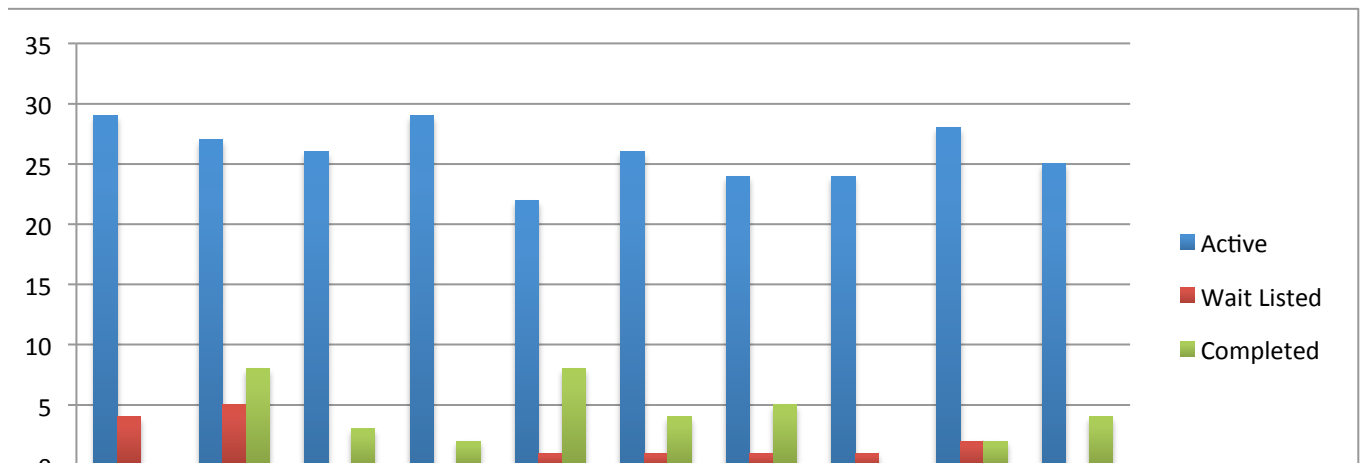
PROJECTS ON HOLD

Organization	Location	Project
Alaska Pacific University	Anchorage	Counseling Center

APPLICATIONS PENDING

Organization	Location	Project
Nenana School District	Nenana	Flight School
Native Village of Kotzebue	Kotzebue	Community Center
City of Cordova	Cordova	Historical Bldgs. Preservation
Friends of Kodiak State Parks	Kodiak	Visitor Center
Yakatat Tribe	Yakatat	Clinic
City of Wasilla	Wasilla	Bus Barns
Juneau Arts Council	Juneau	Willoughby Arts Center
Senior Citizens Support Services	Juneau	Assisted Living Facility
Center for Alaska Coastal Studies	Homer	Facility Upgrades
Seldovia Village Tribe	Anchor Point	Clinic Replacement

PROJECT DATA FOR THE PAST THREE YEARS



The Foraker Group
Predevelopment Program
Project to date through March 2015

FY 2015					FY 2014			
	Actual thru March	Budget Thru March	Actual vs. Budget	% Actual vs. Budget	Actual thru March	Budget Thru March	Actual vs. Budget	% Actual vs. Budget
Receipts:								
Carry over from FY 14	\$0							
Grant Payments								
Denali Commission					199,600			
AMHTA	\$150,000				100,000			
MSHF	\$300,000							
250k State Grant	\$77,005							
Rasmuson	\$300,000				300,000			
Total receipts	\$827,005	\$917,246	-\$90,241	90.16%	599,600	787,500	-\$187,900	76.14%
Expenditures:								
Salary and Benefits	\$185,409	\$199,125	-\$13,716	93.11%	174,678	202,500	-\$27,822	86.26%
Travel	\$21,287	\$24,000	-\$2,713	88.70%	18,213	18,747	-\$534	97.15%
Training & Conferences	\$0	\$1,500	-\$1,500	0.00%	469	1,494	-\$1,025	31.39%
Mileage	\$0	\$1,500	-\$1,500	0.00%	576	378	\$198	152.38%
Rent	\$5,184	\$4,500	\$684	115.20%	4,676	3,375	\$1,301	138.55%
Supplies	\$100	\$1,500	-\$1,400	6.68%	1,045	747	\$298	139.89%
Printing	\$28	\$100	-\$72	27.69%	51	117	-\$66	43.59%
Telephone	\$2,160	\$1,500	\$660	144.03%	1,954	1,494	\$460	130.79%
Dues and subscriptions	\$1,370	\$2,250	-\$880	60.90%	2,123	2,250	-\$127	94.36%
Meals, catering and events	\$1,093	\$1,875	-\$782	58.29%	1,597	1,494	\$103	106.89%
Sub-Total	\$216,632	\$237,975	-\$21,343	91.03%	205,382	232,596	-\$27,214	88.30%
Indirect costs	\$36,827	\$35,696	\$1,131	103.17%	34,915	39,541	-\$4,626	88.30%
Core	\$253,459	\$273,671	-\$20,212	92.61%	240,297	272,137	-\$31,840	88.30%
Technical assistance	\$408,268	\$411,825	-\$3,557	99.14%	264,042	282,996	-\$18,954	93.30%
Project Management	\$131,571	\$172,500	-\$40,929	76.27%	155,489	172,872	-\$17,383	89.94%
Mat-Su Technical Assistance	\$25,999	\$39,750	-\$13,752	65.41%	33,649	39,753	-\$6,104	84.65%
Mat-Su Project Management Services	\$4,110	\$19,500	-\$15,390	21.08%	22,903	19,503	\$3,400	117.43%
	\$569,948	\$643,575	-\$73,628	88.56%	476,083	515,124	-\$39,041	92.42%
Total expenditures	\$823,407	\$917,246	-\$93,840	89.77%	716,380	787,261	-\$70,881	91.00%
Excess cash receipts over (under) expenditures	\$3,598	\$0	\$3,598					